



RE/MAX Excalibur Commercial

www.PostOfficesForSale.com
21803 N. Scottsdale Rd #100
Scottsdale, AZ 85255
(602) 663-4743

POST OFFICE FACT SHEET

Cross Plains Main Post Office
101 North Avenue D
Callahan County
Cross Plains, Texas 76443

ORIGINAL/CURRENT LEASE

FROM: 12/1/15 TO: 11/30/25

RENTAL RATES:

PURCHASE OPTIONS:

ORIGINAL/CURRENT LEASE:	<u>5</u>	YEARS AT:	<u>\$20,000.00</u>	PER ANNUM:	<u>None</u>
OPTION:	<u>5</u>	YEARS AT:	<u>\$22,000.00 *</u>	PER ANNUM:	<u> </u>
OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>
OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>
OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>
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OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>

NET INTERIOR SQ. FT: 2,320 LOT SIZE: 14,000
YEAR BUILT: 1980 YEAR OCCUPIED: 1980

FINANCING:

COMPANY: Call A.P.G.
FROM: TO:
AMOUNT BORROWED: INTEREST RATE:
CURRENT BALANCE: AS OF:
MONTHLY PAYMENT: ASSUMABLE?

APPROXIMATE MAINTENANCE COST PER YEAR: Lessor Maintenance \$2,320.00 suggested reserve
INSURANCE PREMIUM PER YEAR: \$720.00 AUSPL Estimate

PROPERTY TAXES:

NO TAX CLAUSE: ZERO TAX CLAUSE: REIMBURSEMENT PAID: XX
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR:
ROOF CONDITION: Good ROOF REPLACED: Yes IF REPLACED, YEAR ROOF REPLACED:
ROOF TYPE: Flat EXTERIOR: brick

PURCHASE PRICE: \$236,235.00 – 7.75% Cap Rate

P.O. # (254) 725-7261 Open 8-11:30 then 12-4:00 daily. 10.8 miles to the next larger PO. No early termination in USPS lease. Zip code pop 1,897. Assuming 1-1-19 close date average NOI over the guaranteed lease term is \$18,308.51

The information herein has been obtained from sources believed to be reliable. While RE/MAX Excalibur Commercial does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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